

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** BELLE TERRE PRELIMINARY SUBDIVISION PLAN (PSP)

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Denny Gibbs **EXT.** 7359

**Agenda Date** 12/07/05      **Regular** ☒      **Work Session** ☐      **Briefing** ☐  
**Special Hearing – 6:00** ☐      **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Belle Terre consisting of 39 fee simple townhome units zoned PUD, located on Greenwood Blvd, south of Lake Mary Blvd in Section 18, Township 20S, range 30E.

District 4 – Commissioner Henley (Denny Gibbs, Senior Planner)

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**BACKGROUND:**

The applicant, Robert Horian of Suncor Properties, Inc, is requesting Preliminary Subdivision Approval for 39 fee simple townhomes on 12.03 acres zoned PUD. The subject property is located on Greenwood Blvd, south of Lake Mary Blvd and is a replat of Lot 4 of the Greenwood at Lake Mary Phase 2 plat.

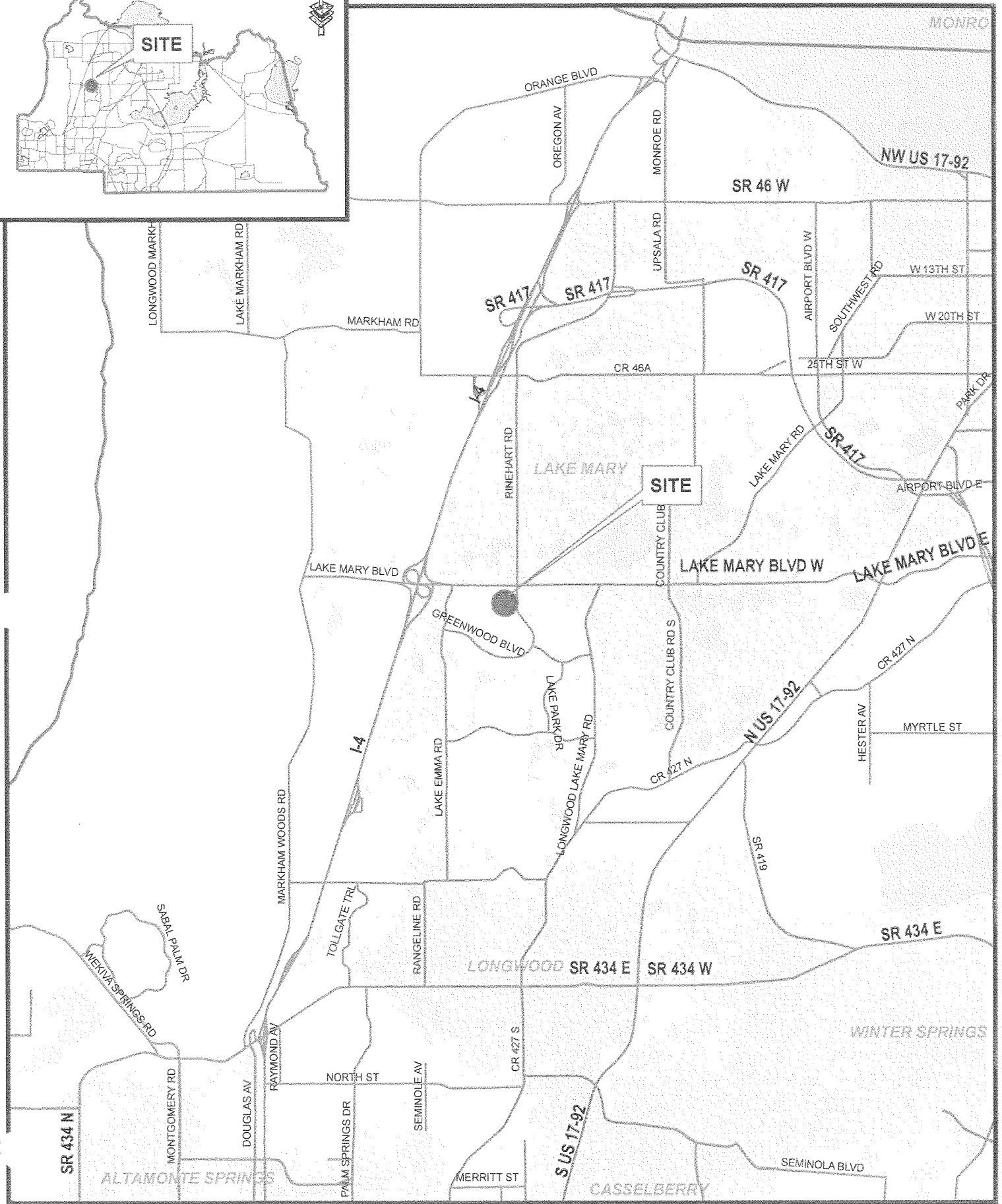
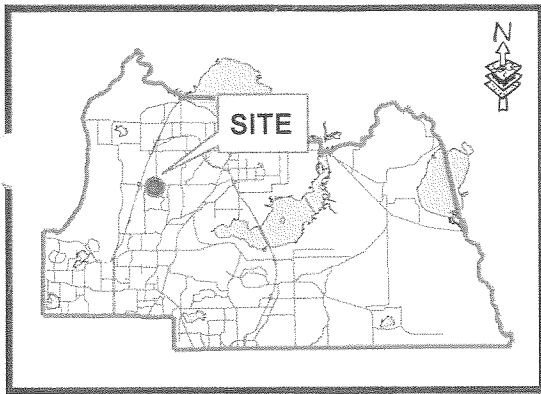
The subject property is served by Seminole County utilities. The internal roads are private.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan for Belle Terre.

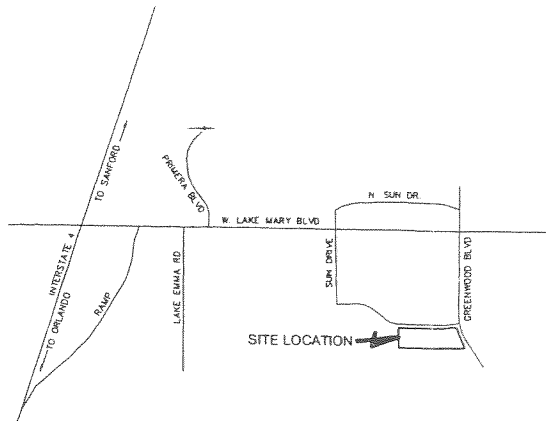
Attachments: Location map  
Preliminary Plan Reduction

**DR No.** 05-5500015  
**Parcel ID#:** 18-20-30-516-0000-0030



# BELLE TERRE

A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2,  
PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA  
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



VICINITY MAP  
SCALE ~ NONE

## DESCRIPTION:

FROM THE MOST NORTHWESTERLY CORNER OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF BEGINNING, RUN THENCE ALONG THE BOUNDARY OF SAID LOT 4 THE FOLLOWING COURSES AND DISTANCES, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 477.50'; THENCE FROM A CHORD BEARING OF S88°30'28"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'09" A DISTANCE OF 28.08' TO THE P.I. OF SAID CURVE; RUN THENCE H88°42'27"E A DISTANCE OF 576.53' TO THE P.C. OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 477.50'; RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'31" A DISTANCE OF 91.88' TO THE P.T. OF SAID CURVE; RUN THENCE N78°45'56"E A DISTANCE OF 45.59' TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 50.00'; RUN THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°37'08" A DISTANCE OF 73.84' TO THE P.R.C. WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32'; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°15'17" A DISTANCE OF 85.78' TO THE P.T. OF SAID CURVE; RUN THENCE S21°51'13"E A DISTANCE OF 11.46' TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1540.00'; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'02" A DISTANCE OF 158.04' TO A POINT ON THE ARC OF SAID CURVE AND TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE FROM A CHORD BEARING OF N24°48'44"W RUN S89°34'32"E ON A NON-RADIAL BEARING A DISTANCE OF 869.85' TO THE SOUTHWEST CORNER OF SAID LOT 4; RUN THENCE N00°11'33"W ON A NON-RADIAL BEARING A DISTANCE OF 267.57' TO THE POINT OF BEGINNING.

## NOTES:

1. BEARING STRUCTURE BASED ON THE CENTERLINE OF SUN DRIVE AT LOT 4 BEING N89°48'27"E, AS PER RECORD PLAT.
2. THOSE PARTS OF LOT 40 DESIGNATED AS "COMMON AREAS" ARE OPEN SPACE AND ARE TO BE OWNED AND MAINTAINED BY THE BELLE TERRE TOWNHOMES OWNERS ASSOCIATION, INC. AND SHALL SERVE AS INGRESS/EGRESS AND UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES BY THE PRIVATE UTILITY COMPANIES SERVING THE LAND. COMMON AREAS CAN BE USED FOR: LANDSCAPING, WALLS, FENCES, AND SIGNS AS DESIGNATED BY THE ASSOCIATION.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
4. ALL PLATTED UTILITY EASEMENTS SHALL ALSO E EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

## LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4"x4" CONCRETE MONUMENT WITH METAL DISK MARKED, -MIMS PRM LS2494"
- DENOTES PERMANENT CONTROL POINT (PCP) NAIL & METAL DISK MARKED, " MIMS PCP LS2494"
- ▲○ DENOTES POINT OF INTERSECTION - POINT NOT SET IN FIELD

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
MIMS SURVEYING & MAPPING, INC.  
LB7076  
8238 FORT THOMAS WAY  
ORLANDO, FLORIDA 32822  
407-275-6691  
PROJ. NO. M0327PLAT1

## CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes

Gary A. Leise, PLS  
Florida Registration Number 4723  
County Surveyor for Seminole County, Florida

Date

PLAT  
BOOK

PAGE

## BELLE TERRE A REPLAT DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MERCEDES HOMES, INC., A FLORIDA CORPORATION, (HEREAFTER REFERRED TO AS "OWNER") IS THE lawful owner of the lands described in the caption hereon and it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands, no part of said lands, except as noted on the face of this plat, is dedicated to Seminole County (the "county") or to the public use or benefit (except as shown). All the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the county system of public roads. None of the property designated as "common area" on this plat is required for public use, and such "common area" is not and will not be a part of the county system of public roads. Said common areas are instead a part of the "common area" created by this plat and will be subject to the declaration of covenants, conditions and restrictions for Belle Terre, (hereafter referred to as the "declaration"). Said common area shall remain private and the sole and exclusive property of owner, its successors and assigns.

OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS 1 THROUGH 41 (INCLUSIVE) AND THEIR GUEST, INVITEES, DOMESTIC HELP, AND TO DELIVERY, PICK UP, AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES PROVIDING SERVICES TO THE LANDS CONTAINED WITHIN THIS PLAT, HOLDERS OF MORTGAGE LENS AND SUCH OTHER PERSONS AS OWNER, ITS SUCCESSORS AND ASSIGNS MAY FROM TIME TO TIME DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROADS AND SIDEWALKS, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON LOTS 1, 38, 4A, & 4B, OF THE COMMON AREA, THE COMMON AREAS IN LOT 4A SHALL BE OWNED AND MAINTAINED BY THE BELLE TERRE TOWNHOME OWNERS ASSOCIATION, INC.

OWNER, IN RECORDING THIS PLAT, HAS CREATED THE "COMMON AREA" SHOWN HEREON, WHICH AREA IS PART OF THE "COMMON AREA" DESCRIBED IN THE DECLARATION. SAID "COMMON AREA" IS NOT DEDICATED FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT ITS USE IS RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF THE BELLE TERRE TOWNHOME OWNERS ASSOCIATION, INC. THE EXACT NAME AND EXTENT OF, AND THE RESERVATIONS AND RESTRICTIONS ON, SUCH COMMON USE AND ENJOYMENT ARE MORE FULLY SET FORTH IN THIS PLAT AND IN THE DECLARATION.

NOTWITHSTANDING THE FOREGOING, AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER LOTS 40 AND 41 AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS LOTS 40 AND 41, AND ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE COUNTY FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE LANDS ENCOMPASSED BY THIS PLAT.

IN WITNESS WHEREOF, MERCEDES HOMES, INC., HAS CAUSED THESE PRESENTS BE SIGNED AND ATTESTED TO OR WITNESSED BY THE OFFICER NAMED BELOW ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

WITNESS: MERCEDES HOMES, INC., A FLORIDA CORPORATION  
SIGNATURE \_\_\_\_\_ BY: MERCEDES HOMES, INC., A FLORIDA CORPORATION

PRINTED NAME \_\_\_\_\_ ITS \_\_\_\_\_

SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_ the President of

MERCEDES HOMES, INC., a Florida Corporation,  
behalf of the corporation. Who is ( ) personally known to me  
or ( ) has produced \_\_\_\_\_ as identification.

Notary Public State of Florida

Commission Number \_\_\_\_\_ {Notary Seal}

## CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located within Seminole County, Florida.

Dated: \_\_\_\_\_ Signed \_\_\_\_\_  
WALTER T. MIMS  
MIMS SURVEYING & MAPPING, INC. LB7076 FLA REG NO. LS2494  
8238 FORT THOMAS WAY  
ORLANDO, FLORIDA 32822

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the  
foregoing plat was approved by the Board of County Commissioners  
of Seminole County, Florida:

Chairman of the Board Signature \_\_\_\_\_ ATTEST: \_\_\_\_\_

Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

## CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_

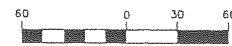
at \_\_\_\_\_

File No. \_\_\_\_\_

CLERK OF THE COURT  
in and for Seminole County, Florida

BY: \_\_\_\_\_ D.C. \_\_\_\_\_

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft

## BELLE TERRE

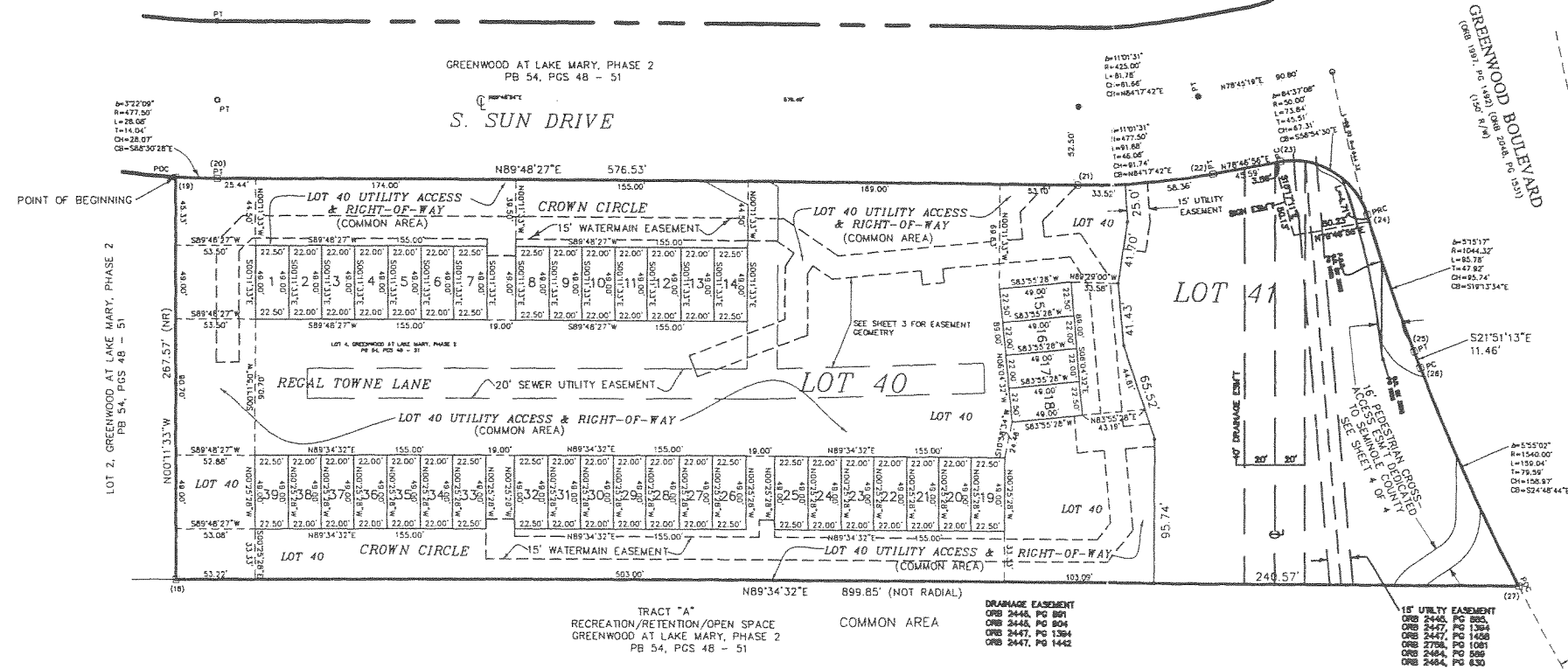
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PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA  
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT  
BOOK

PAGE

SHEET 2 OF 4

### TOWNHOME UNIT DESIGNATION & GEOMETRY SHEET



#### ABBREVIATIONS & LEGEND:

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- TANL = TANGENT LENGTH
- CH = CHORD
- CHD BRNG = CHORD BEARING
- O.R. = OFFICIAL RECORDS
- BK = BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENT
- PCC = POINT ON CURVE
- PC = PACE
- S = SOUTH
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- DENOTES SET PRM (A 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "PRM MIMS LS2494")

#### PRM STATE PLANE COORDINATES FOR LOTS 40 & 41

- (19) N: 1606472.5194  
E: 544135.4595
- (20) N: 1606471.7063  
E: 544183.5209
- (21) N: 1606471.8550  
E: 544740.0254
- (22) N: 1606480.8073  
E: 544183.5356
- (23) N: 1606489.5449  
E: 544676.0784
- (24) N: 1606434.6165  
E: 544933.6171
- (25) N: 1606384.1253  
E: 544984.6781
- (26) N: 1606353.4769  
E: 544969.1136
- (27) N: 1606308.9425  
E: 545035.3992
- (18) N: 1606204.8613  
E: 544135.5750

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407-275-6691  
PROJ. NO. M0454PLAT

SURVEYOR'S NOTE:  
PLAT BEARINGS AND DISTANCES ARE THE SAME AS MEASURED PLAT  
BEARINGS AND DISTANCES UNLESS NOTED OTHERWISE.

# GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

## BELLE TERRE

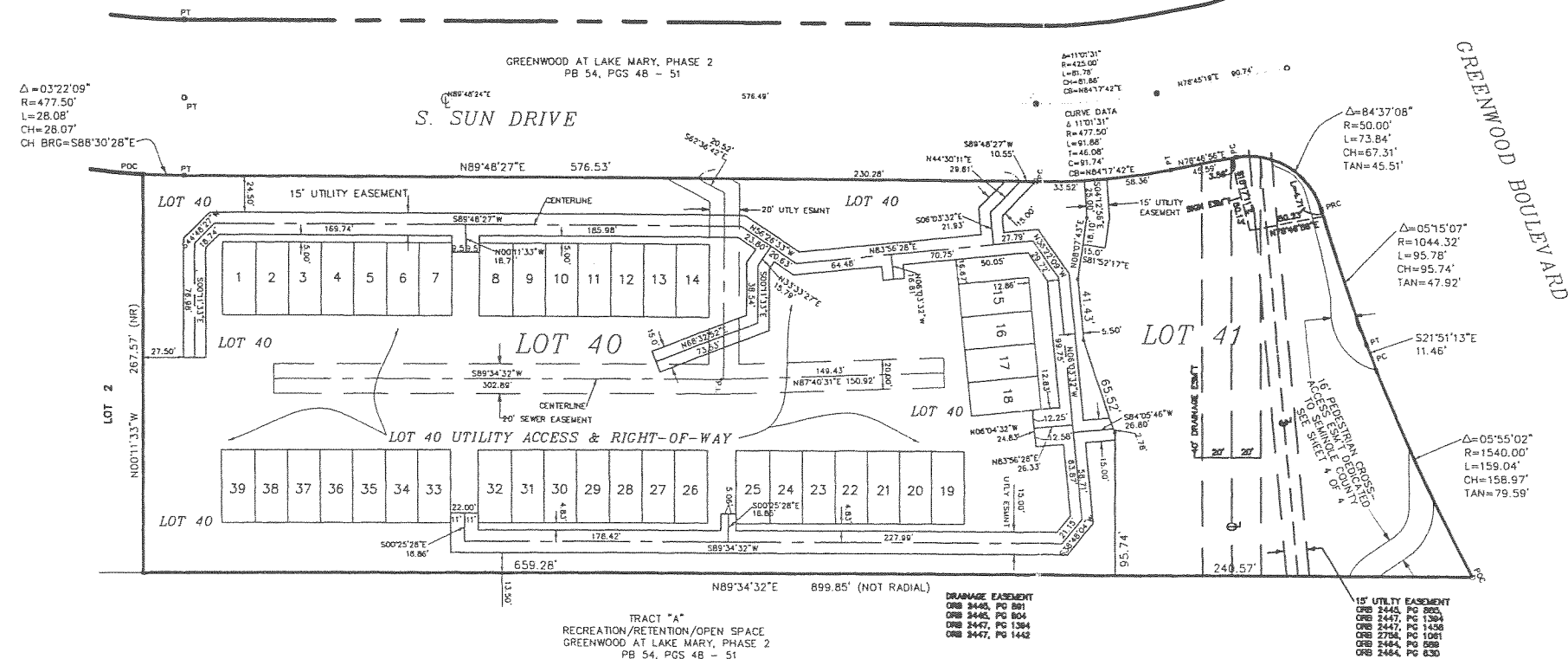
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PLAT  
BOOK

PAGE

SHEET 3 OF 4

### EASEMENT GEOMETRY SHEET

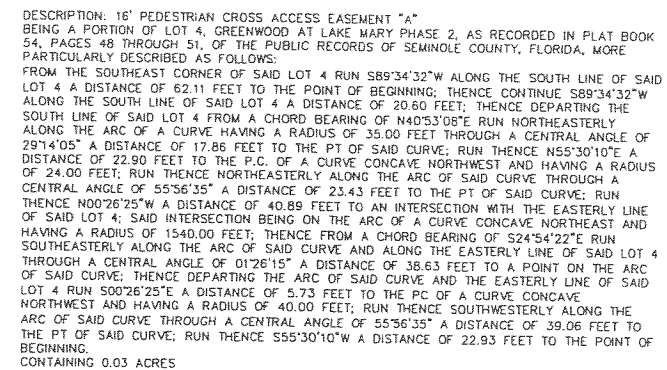


ABBREVIATIONS & LEGEND:

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- DENOTES SET PRM (A 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "PRM MIMS LS2494")

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SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



DESCRIPTION: 16' PEDEBIAN CROSS ACCESS EASEMENT "B" BEING A PORTION OF LOT 4, GREENWOOD AT LAKE WARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER BEING ON THE ARC OF A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 1540.00 FEET RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4 FROM A CHORD BEARING OF N24°56'21"W A DISTANCE OF 152.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4, FROM A CHORD BEARING OF N21°58'50"W THROUGH A CENTRAL ANGLE OF 00°05'15" A DISTANCE OF 6.83 FEET TO THE PT OF SAID CURVE; RUN THENCE N21°51'13"W A DISTANCE OF 11.46 FEET TO THE POINT OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'29" A DISTANCE OF 6.22 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; THENCE DEPARTING THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 4; THENCE DEPARTING THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 4 FROM A CHORD BEARING OF N21°01'16"W RUN NORTHWESTERLY ALONG THE ARC OF A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 43°46'38" A DISTANCE OF 18.34 FEET TO A POINT OF INTERSECTION WITH THE CENTRAL ANGLE OF SAID LOT 4; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; THENCE FROM A CHORD BEARING OF N18°33'53"W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'53" TO THE POINT OF CUSP WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 03°55'53" A DISTANCE OF 24.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 59°04'06" A DISTANCE OF 51.55 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 4 FROM A CHORD BEARING OF S46°07'59"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FROM A CHORD BEARING OF S51°35'22"E THROUGH A CENTRAL ANGLE OF 42°01'16" A DISTANCE OF 11.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°44'53" A DISTANCE OF 25.20 FEET TO THE PT OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'07"E A DISTANCE OF 38.24 FEET TO THE POINT OF CUSP WITH A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE FROM A CHORD BEARING S12°01'21"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°47'11" A DISTANCE OF 31.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 40.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'58" A DISTANCE OF 8.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°03'39" A DISTANCE OF 55.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES

ABBREVIATIONS & LEGEND:

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☐ DENOTES SET PRM (A 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "PRW MMS 152494")

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